



REAL ESTATE TAX BULLETIN

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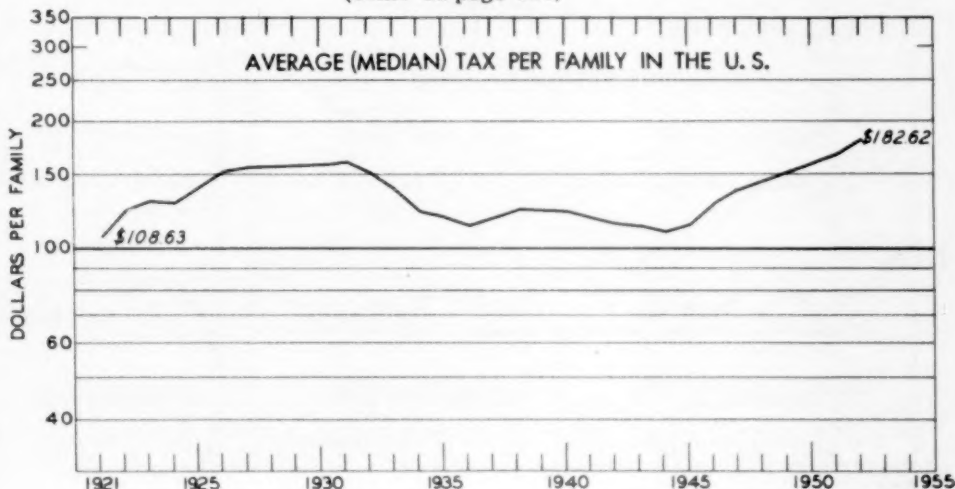
REAL ESTATE TAXES STILL CLIMBING

ACCORDING to the reports we receive from various cities across the country, the average real estate tax in the United States is now 66% above the 1944 level (most recent low point). Moreover, the present national average of \$182.62 per family is 12½% higher than the previous all-time high reached in 1931.

The figures for this study were obtained from the various cities whose charts appear on the following pages. The assessed value of each city was multiplied by its tax rate, giving us the total amount of real estate tax in the individual cities. The real estate tax in each city was then divided by the number of families living in that city. The resulting figure, or the average tax per family, was then plotted on the city's chart. The large chart at the bottom of this page is the average (median) of all of the cities shown on the small charts.

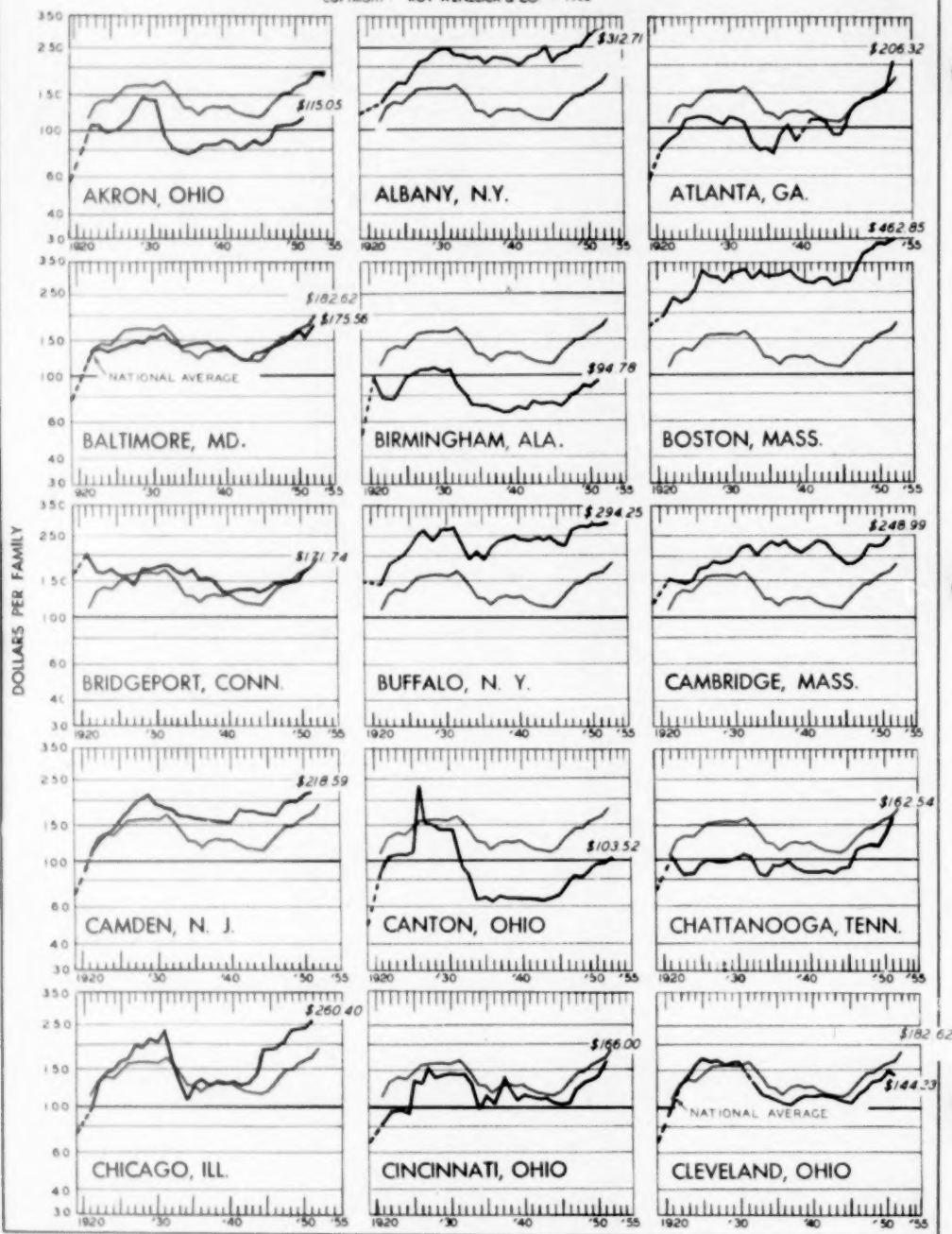
A median is an average computed in such a manner that 47 of the 94 cities will have figures higher than the median, while 47 cities will have figures lower than the median.

In studying this chart a little more, you will notice the high tax load borne by the older eastern cities. The 10 highest ranking are all in that section. (To (cont. on page 484)



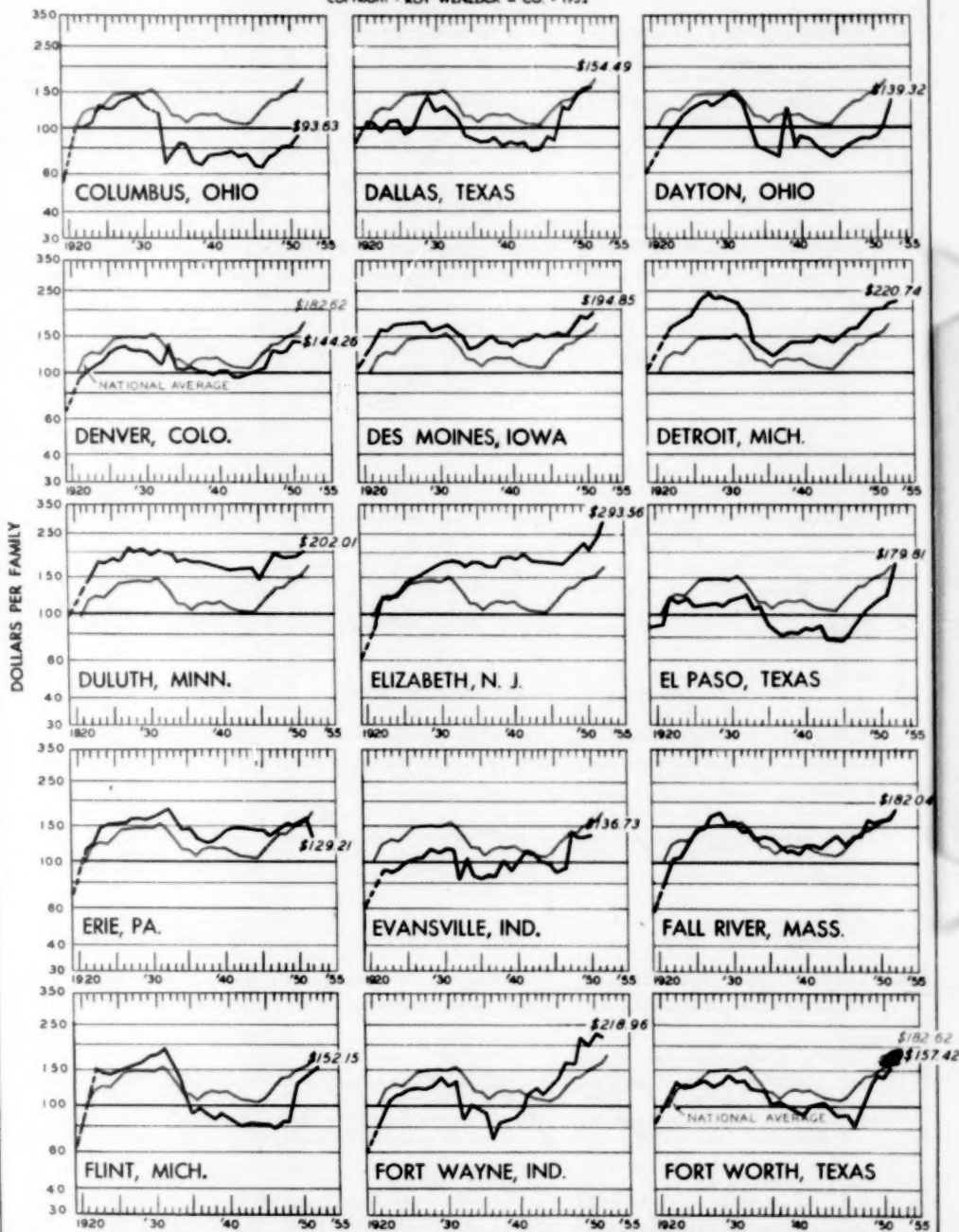
AVERAGE REAL ESTATE TAX PER FAMILY

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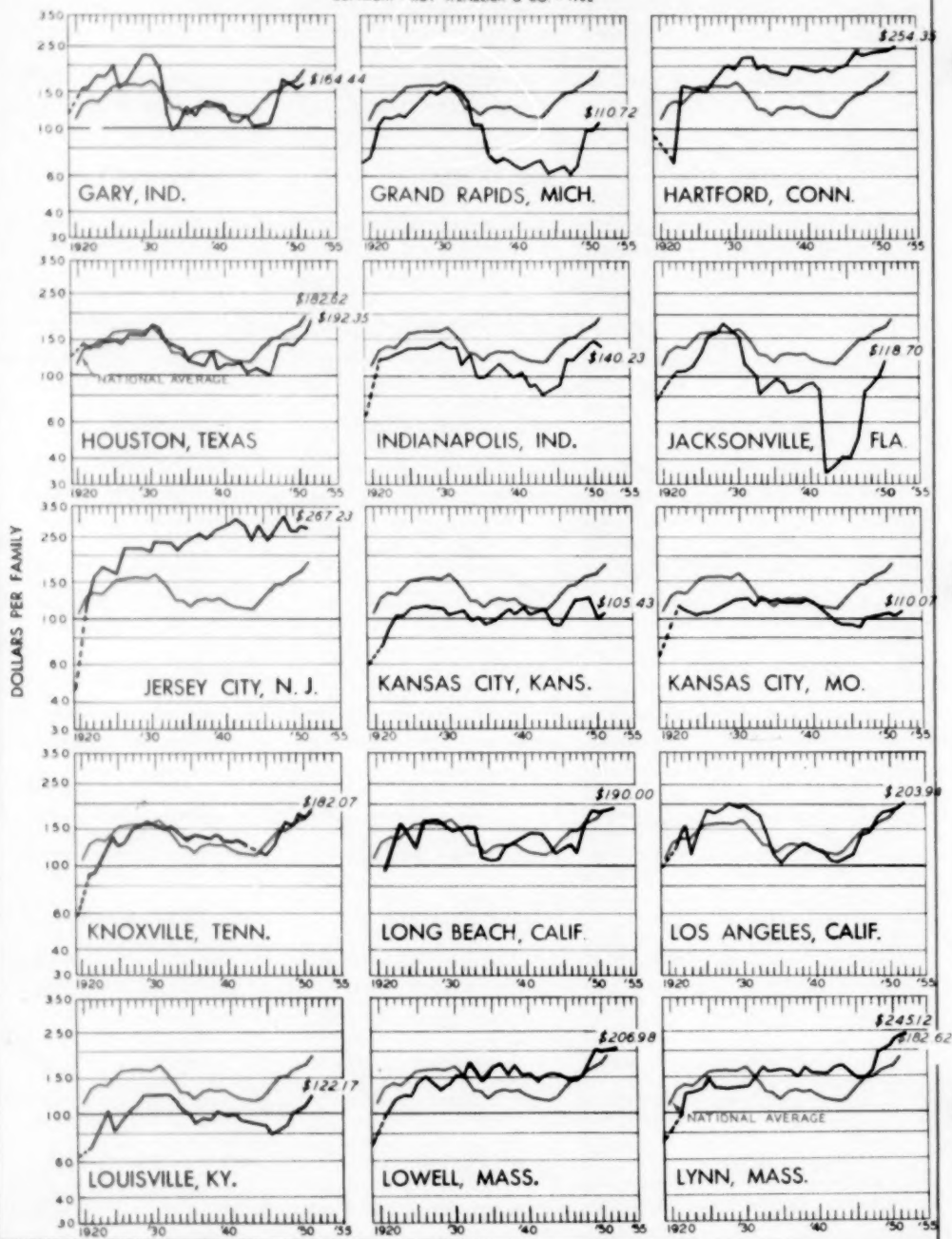
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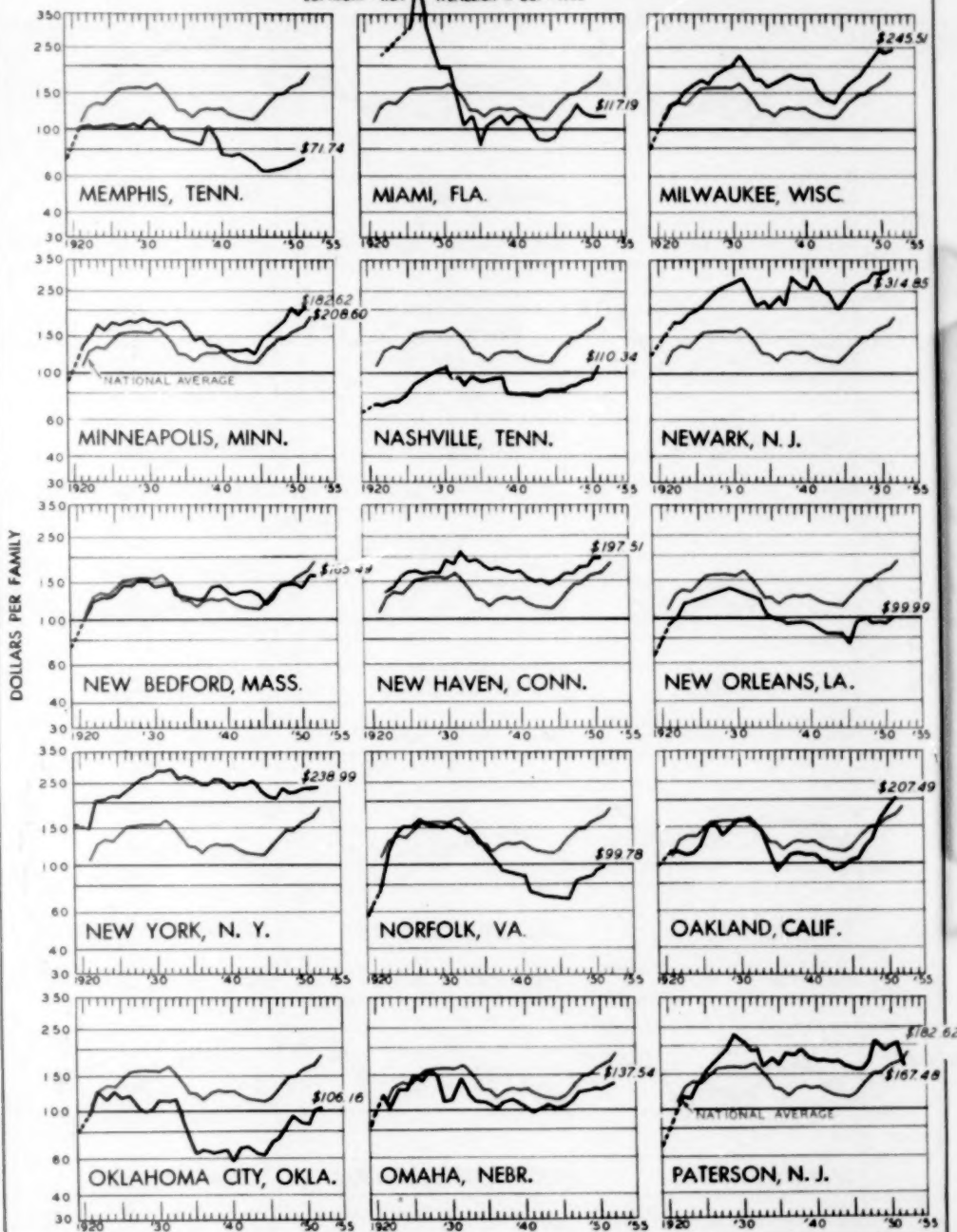
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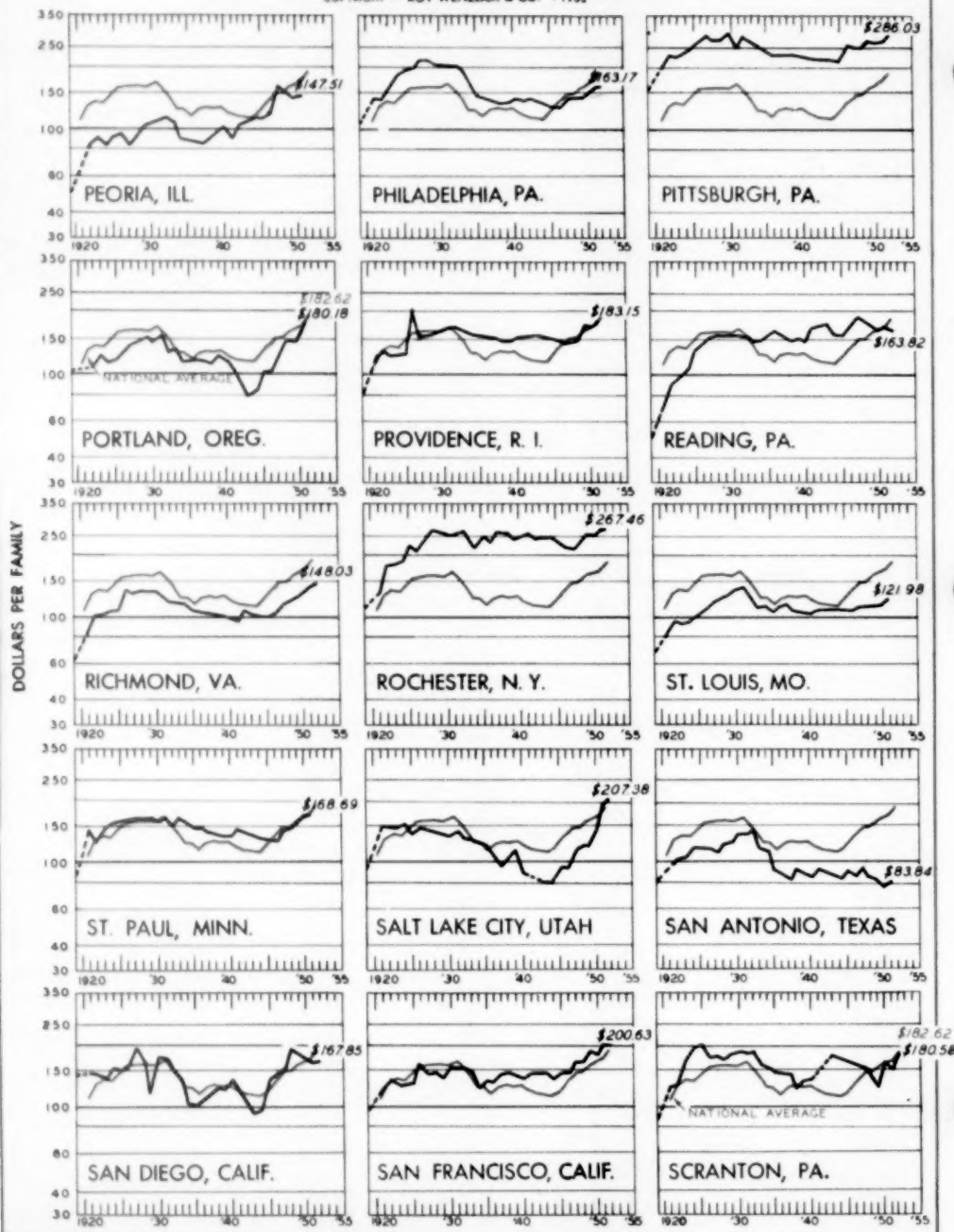
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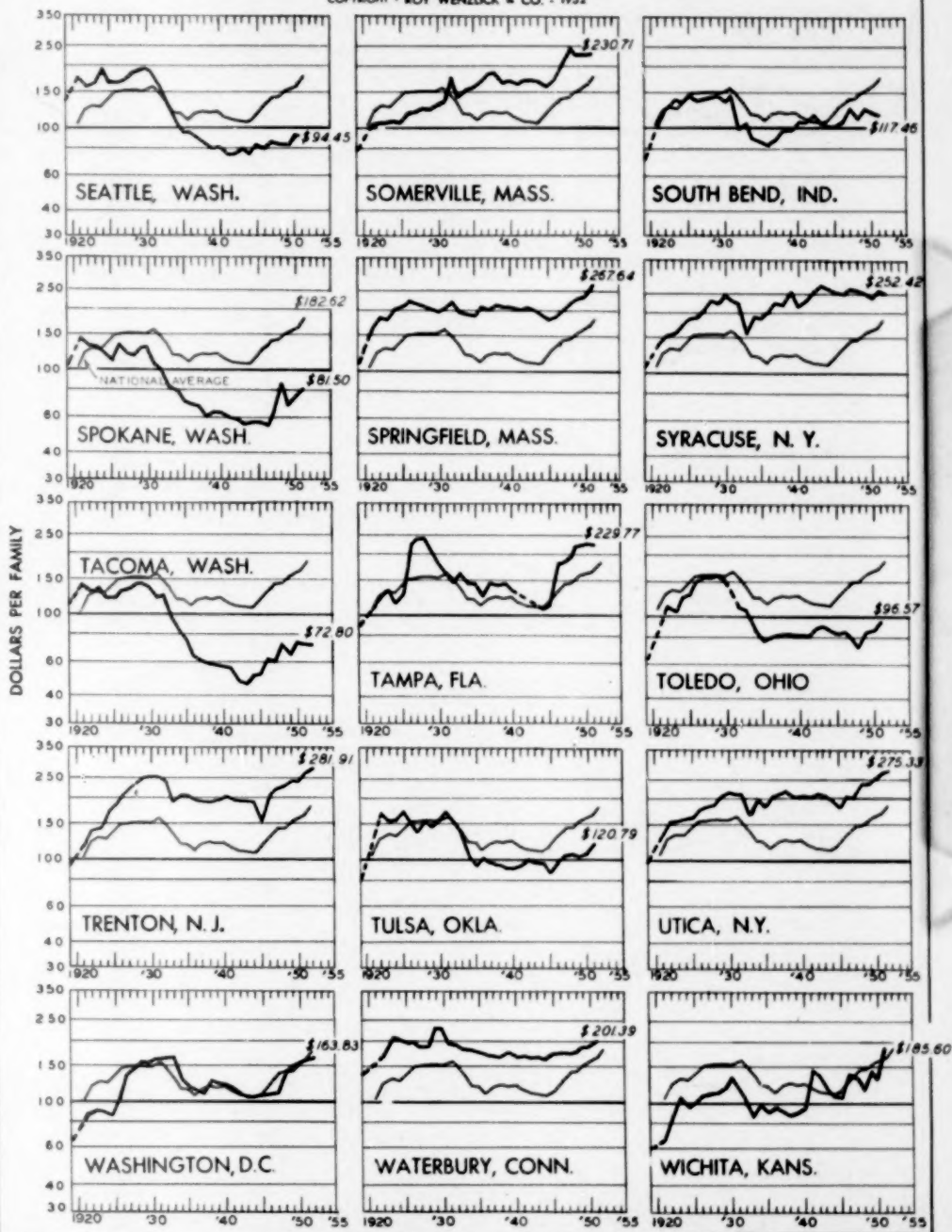
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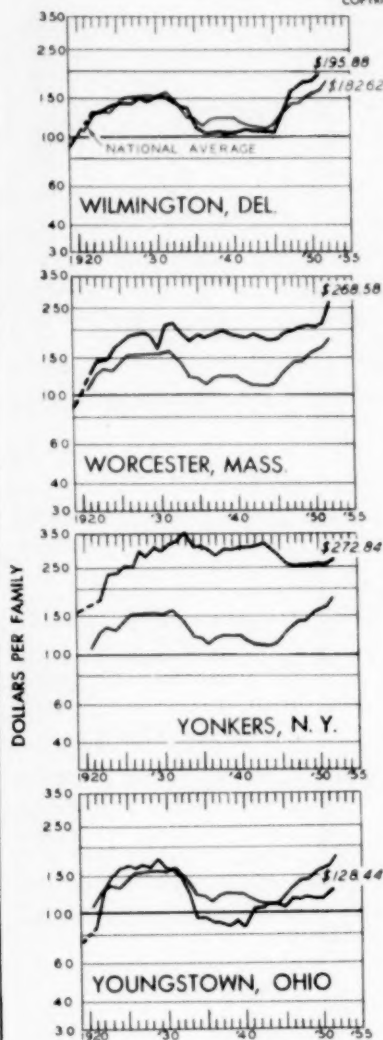
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(cont. from page 477)

us Midwesterners, Pittsburgh is an eastern city.)

While most cities will see their real estate taxes continue to rise, some will go up faster than others. These cities will be found among those whose population increases have moved at a faster pace than have their public improvement programs. In those cities where sewer, street and school building has lagged the worst, the highest tax increases may be expected.

AVERAGE REAL ESTATE TAX PER FAMILY 1951

Rank		Rank	
1	Boston, Mass. \$442	47	San Diego, Calif. \$167
2	Newark, N. J. 315	48	Cincinnati, Ohio 166
3	Albany, N. Y. 308	49	Fall River, Mass. 166
4	Buffalo, N. Y. 291	50	New Bedford, Mass. 165
5	Utica, N. Y. 269	51	Gary, Ind. 164
6	Springfield, Mass. 268	52	Erie, Pa. 164
7	Pittsburgh, Pa. 267	53	Chattanooga, Tenn. 163
8	Yonkers, N. Y. 267	54	Washington, D. C. 159
9	Jersey City, N. J. 267	55	Philadelphia, Pa. 159
10	Rochester, N. Y. 267	56	Baltimore, Md. 158
11	Chicago, Ill. 260	57	Fort Worth, Tex. 157
12	Syracuse, N. Y. 259	58	Atlanta, Ga. 155
13	Trenton, N. J. 258	59	Scranton, Pa. 155
14	Cambridge, Mass. 249	60	Dallas, Tex. 154
15	Hartford, Conn. 242	61	Peoria, Ill. 148
16	Elizabeth, N. J. 239	62	Flint, Mich. 147
17	Lynn, Mass. 239	63	Denver, Colo. 144
18	Milwaukee, Wis. 237	64	Cleveland, Ohio 144
19	New York, N. Y. 237	65	Richmond, Va. 140
20	Somerville, Mass. 231	66	Indianapolis, Ind. 140
21	Tampa, Fla. 230	67	Omaha, Nebr. 129
22	Fort Wayne, Ind. 219	68	Youngstown, Ohio 128
23	Camden, N. J. 218	69	El Paso, Tex. 126
24	Detroit, Mich. 215	70	Louisville, Ky. 122
25	Worcester, Mass. 210	71	St. Louis, Mo. 122
26	Minneapolis, Minn. 209	72	Tulsa, Okla. 121
27	Oakland, Calif. 207	73	South Bend, Ind. 117
28	Paterson, N. J. 207	74	Miami, Fla. 117
29	Duluth, Minn. 202	75	Akron, Ohio 115
30	Lowell, Mass. 202	76	Grand Rapids, Mich. 111
31	Waterbury, Conn. 201	77	Nashville, Tenn. 110
32	San Francisco, Calif. 200	78	Dayton, Ohio 109
33	Salt Lake City, Utah 199	79	Kansas City, Mo. 106
34	New Haven, Conn. 198	80	Kansas City, Kans. 105
35	Wilmington, Del. 196	81	Oklahoma City, Okla. 102
36	Des Moines, Iowa 195	82	New Orleans, La. 100
37	Los Angeles, Calif. 190	83	Norfolk, Va. 100
38	Long Beach, Calif. 186	84	Canton, Ohio 97
39	Wichita, Kans. 186	85	Toledo, Ohio 97
40	Providence, R. I. 183	86	Birmingham, Ala. 95
41	Knoxville, Tenn. 182	87	Seattle, Wash. 94
42	Portland, Oreg. 180	88	Columbus, Ohio 94
43	Bridgeport, Conn. 171	89	San Antonio, Tex. 84
44	St. Paul, Minn. 169	90	Spokane, Wash. 82
45	Reading, Pa. 167	91	Tacoma, Wash. 74
46	Houston, Tex. 167	92	Memphis, Tenn. 72

Note: Figures on Evansville, Ind., and Jacksonville, Fla., not available for 1951.